

PREVIOUS APPROVALS
1/PMH/NA/SR/37/2010 DATED 15/07/2010
REKHA/NA/SR/37/2010 DATED 15/07/2010
2/BAH/NA/406/22-23 DATED 23/12/2022
3/BAH/NA/CR. NO.01/24-25, DT.27/05/2024

Approved as amended in
Subject to conditions mentioned in Annexure 'A' of letter
No. BHA / C.R. No. 367/23-24 / Muzda Bhabha
S. No. / G. No. / CTS No. 9290/173 व डर
Dated: 04/02/2024
Deputy Joint Metropolitan planner
Pune Metropolitan Regional Development Authority, Pune



FORM OF STATEMENT 2 PROPOSED BUILDING + EXISTING BUILDING									
BUILDING	FLOOR	HEIGHT	COMMERCIAL FSI AREA (SQ.M.)	PROPOSED RESIDENTIAL FSI AREA (SQ.M.)	TOTAL PROPOSED FSI AREA (SQ.M.)	EXISTING RESIDENTIAL FSI AREA (SQ.M.)	TOTAL EXISTING RESIDENTIAL FSI AREA (SQ.M.)	PROPOSED REFUGEE (SQ.M.)	TENEMENT
WING-B	BH+UG+14 FLOOR	44.55	433.57	8290.56	8724.13	-	8724.13	71.96	82
WING-C	BH+UG+14 FLOOR	44.55	433.57	8407.03	8840.60	-	8840.60	71.96	84
WING-D (EXISTING)	P-90 FLOOR	20.30	-	-	-	964.48	964.48	0.00	24
WING-E & F (EXISTING)	P-97 FLOOR	25.20	-	-	-	2545.79	2545.79	0.00	56
WING-G & H (EXISTING)	P-97 FLOOR	25.20	-	-	-	2722.79	2722.79	0.00	56
TOTAL			867.14	16697.59	17564.73	6353.06	23917.79	143.92	302

DIFFERENCE AREA TABLE FOR PREMIUM									
SR. NO.	AREA	FSI AREA (COMMERCIAL) (SQ.M.)	FSI AREA (RESIDENTIAL) (SQ.M.)	OPEN BALCONY (SQ.M.)	STAIRCASE (SQ.M.)	LIFT (SQ.M.)	L.M.R. (SQ.M.)	REFUGEE AREA (SQ.M.)	
1	PREVIOUS SANCTION AREA	434.16	14667.54	0.00	0.00	8.36	18.97	71.96	
2	PROPOSED SANCTION AREA	867.14	23050.65	0.00	0.00	16.72	0.00	143.92	
	TOTAL AREA	432.98	8383.11	0.00	0.00	8.36	0.00	71.96	

FORM OF STATEMENT 2 PROPOSED BUILDING (WING-B)									
FLOOR PLANE AREA STATEMENT									
FLOOR	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE (COMMERCIAL)	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE (RESIDENTIAL)	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE (TOTAL)	LIFT AREA	FIRE LIFT AREA	PROPOSED REFUGEE AREA	TENEMENT		
BASMENT-1	-	0.00	0.00	-	-	-	-	-	-
LOWER GROUND	-	44.00	44.00	-	-	-	-	-	-
UPPER GROUND	281.58	331.63	613.41	-	-	-	3	-	-
1ST FLOOR	151.99	333.67	485.66	-	-	-	3	-	-
2ND FLOOR	-	599.33	599.33	-	-	-	6	-	-
3RD FLOOR	-	599.33	599.33	-	-	-	6	-	-
4TH FLOOR	-	599.33	599.33	-	-	-	6	-	-
5TH FLOOR	-	599.33	599.33	-	-	-	6	-	-
6TH FLOOR	-	599.33	599.33	-	-	-	6	-	-
7TH FLOOR	-	599.33	599.33	-	-	-	6	-	-
8TH FLOOR (R)	-	574.45	574.45	-	-	-	35.98	6	-
9TH FLOOR	-	599.33	599.33	-	-	-	6	-	-
10TH FLOOR	-	599.33	599.33	-	-	-	6	-	-
11TH FLOOR	-	599.33	599.33	-	-	-	6	-	-
12TH FLOOR (R)	-	574.45	574.45	-	-	-	35.98	6	-
13TH FLOOR	-	599.33	599.33	-	-	-	6	-	-
14TH FLOOR	-	438.86	438.86	-	-	-	4	-	-
TOTAL	433.57	8290.56	8724.13	4.75	3.61	71.96	82.00		
TOTAL AREA			8724.13						

OCCUPANT LOAD CALCULATIONS (WING-B&C)									
FLOOR	B/UP AREA SQ.M.	OCCUPANCY LOAD PER SQ.M.	PERSONS	M	F				
SHOP	563.16	3	188	94	94				
UPPER GROUND FLOOR	303.96	6	51	26	25				
1ST FLOOR /MEZZANINE	867.14	-	239	120	119				

EXISTING F.S.I. STATEMENT (D.E.F.G.H.-WING)									
BLDG	HEIGHT	FLOOR	TENEMENT	FSI	COVERAGE	TERRACE	BALCONY	PASSAGE	STAIRCASE
WING G & H	25.20	P+7	56	2645.79	377.97	303.39	399.60	346.08	160.45
WING D	20.30	P+6	24	964.48	164.08	142.71	132.30	106.92	48.15
WING E & F	25.20	P+7	56	2722.79	368.97	280.84	407.40	317.14	196.36
TOTAL			136	6353.06	831.02	646.50	947.10	744.20	433.92

TOTAL FSI + NON FSI TABLE									
NO	WING	FSI AREA	NON FSI AREA	FSI AREA	NON FSI AREA				
1)	B	0.00	0.00	8724.13	8.36				
2)	C	8748.64	8.36	8840.60	8.36				
3)	D	984.48	458.68	984.48	458.68				
4)	E/F	2722.79	1205.45	2722.79	1205.45				
5)	G/H	2645.79	1372.69	2645.79	1372.69				
6)	BASEMENT	0.00	3558.41	0.00	3558.20				
7)	REFUGEE AREA	0.00	71.96	0.00	143.92				
	TOTAL	15101.700	6675.550	23917.79	6752.65				
	DIFFERENCE	21777.25		30670.45					
	TOTAL DIFFERENCE	30670.45	- 21777.25	=	8893.20 SQ.M.				



FORM OF STATEMENT 2 PREVIOUSLY APPROVED (WING-C)

FLOOR PLANE AREA STATEMENT									
FLOOR	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE (COMMERCIAL)	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE (RESIDENTIAL)	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE (TOTAL)	LIFT AREA	FIRE LIFT AREA	PROPOSED REFUGEE AREA	TENEMENT		
BASMENT-1	-	0.00	0.00	-	-	-	-	-	-
LOWER GROUND	-	0.00	0.00	-	-	-	-	-	-
UPPER GROUND	281.58	331.63	613.41	-	-	-	3	-	-
1ST FLOOR	151.99	333.67	485.66	-	-	-	3	-	-
2ND FLOOR	-	599.33	599.33	-	-	-	6	-	-
3RD FLOOR	-	599.33	599.33	-	-	-	6	-	-
4TH FLOOR	-	599.33	599.33	-	-	-	6	-	-
5TH FLOOR	-	599.33	599.33	-	-	-	6	-	-
6TH FLOOR	-	599.33	599.33	-	-	-	6	-	-
7TH FLOOR	-	599.33	599.33	-	-	-	6	-	-
8TH FLOOR (R)	-	574.45	574.45	-	-	-	35.98	6	-
9TH FLOOR	-	599.33	599.33	-	-	-	6	-	-
10TH FLOOR	-	599.33	599.33	-	-	-	6	-	-
11TH FLOOR	-	599.33	599.33	-	-	-	6	-	-
12TH FLOOR (R)	-	574.45	574.45	-	-	-	35.98	6	-
13TH FLOOR	-	599.33	599.33	-	-	-	6	-	-
14TH FLOOR	-	438.86	438.86	-	-	-	4	-	-
TOTAL	433.57	8407.03	8840.60	4.75	3.61	71.96	84.00		
TOTAL AREA			8840.60						

TOTAL PARKING AREA CALCULATION (RESI+COMM)									
BUILDING	PARKING REQUIRED	TENEMENT	CARS	SCOOTERS					
COMM. WING-B&C	FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF, (693.71 SQ.M.) (2-4)	7	14	42					
RESI. WING-B&C	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. (1-2)	166	83	166					
	FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M. (1-1)	00	0	0					
	PARKING REQUIRED BY RULE	166	97	208					
	5% VISITOR PARKING	5	10	10					
	TOTAL PARKING REQUIRED	102	218						
	TOTAL PARKING PROVIDED	131	52						
	COMPOSITE PARKING (28 Car & 6 Scooter)	-28	168						
		103	220						
	AREA REQUIRED PER NOS.	X	X						
	TOTAL	1250	200						
	TOTAL AREA	1637.50	104.00						
			1741.50						

WATER CALCULATION WING - B, C, D, E, F, G & H									
BUILDING	TENEMENT	NO. OF PERSON	WATER REQUIRED PER PERSON	O.H.W.T. CAPACITY REQUIRED (LTRS.)	O.H.W.T. CAPACITY REQUIRED (LTRS.)	U.G.T. CAPACITY REQUIRED (LTRS.)	U.G.T. CAPACITY REQUIRED (LTRS.)	U.G.T. CAPACITY REQUIRED (LTRS.)	U.G.T. CAPACITY REQUIRED (LTRS.)
WING-B	82	05	135	55350	+ 20000.00	75350.00	(PROVIDED) 75700.00	55350 X 1.50	83025
WING-C	84	05	135	56700	+ 20000.00	76700.00	(PROVIDED) 76700.00	56700 X 1.50	85050
WING-D	24	05	135	16200	+ 0.00	16200.00	(PROVIDED) 16200.00	16200 X 1.50	24300
WING-E&F	56	05	135	37800	+ 0.00	37800.00	(PROVIDED) 37800.00	37800 X 1.50	56700
WING-G&H	56	05	135	37800	+ 0.00	37800.00	(PROVIDED) 37800.00	37800 X 1.50	56700
WING-B&C (COMM.)	239	45	10755	10755	+ 0.00	10755.00	(PROVIDED) 10755.00	10755 X 1.50	16132.50
TOTAL (RESI.+COMM.)				214605.00	+ 20000.00	234605.00	(PROVIDED) 255955.00	214605.00 X 1.50	321907.50

PROPOSED T.D.R. STATEMENT									
1	T.D.R. ORIGINATED FROM	AMENITY =	VILLAGE-BAKORI TAL-HAVELI, DIST- PUNE, G.NO.332/1/237/AMENITY SPACE						
2	T.D.R. TO BE USED ON SITE	=	G.NO.1210, WAGHOLI, PUNE.						
3	T.D.R. ZONE	=	NA						
4	HT. OF BUILDING	=	44.45 M.						
5	T.D.R. USED ON FLOOR	=	(WING-B, 14TH FLOOR)						
6	T.D.R. PURCHASE	=	920.55 SQ.M.						
7	D.R.C. NO.	=	00051						
8	TDR UTILISE AS PER INDEXING	=	549.94						

PROPOSED T.D.R. STATEMENT									
1	T.D.R. ORIGINATED FROM	AMENITY =	VILLAGE- WAGHOLI TAL-HAVELI, DIST- PUNE, G.NO.887/888/889/890/DP ROAD						
2	T.D.R. TO BE USED ON SITE	=	G.NO.1210, WAGHOLI, PUNE.						
3	T.D.R. ZONE	=	NA						
4	HT. OF BUILDING	=	44.45 M.						
5	T.D.R. USED ON FLOOR	=	(WING-B, 6TH TO 13TH FLOOR)						
6	T.D.R. PURCHASE	=	4063.58 SQ.M.						
7	D.R.C. NO.	=	00059						
8	TDR UTILISE AS PER INDEXING	=	4615.41						

REFUGEE AREA CALC. (8TH & 12TH FL.) WING-B & C									
AREA OF TWO CONSECUTIVE FLOORS	/	12.50	=	No. of persons					
NO. OF PERSONS	X	0.30	=	REQ. REFUGEE AREA					
TWO CONSECUTIVE FL.= (599.33+574.45)=1173.78 SQ.M.									
1173.78 SQ.M.	/	12.50	=	93.90					
93.90	X	0.30	=	28.17 SQ.M.					
REQUIRED REFUGEE AREA	=			28.17 SQ.M.					
PROPOSED REFUGEE AREA	=			35.98 SQ.M.					

AREA UNDER 15.00M ROAD CALC.				
01)	$8.43 \times 1.92 \times 0.50 =$	$8.09-2.48=5.61$	SQ.M.	
	$2/3 \times 0.49 \times 7.60=2.483$			
02)	$0.50(2.17+1.47) \times 13.58 =$	24.72	SQ.M.	
03)	$0.50(1.52+3.30) \times 12.34 =$	29.74	SQ.M.	
04)	$0.50(2.35+3.00) \times 7.93 =$	21.21	SQ.M.	
05)	$0.50(2.67+1.64) \times 14.02 =$	30.21	SQ.M.	
06)	$0.50(2.01+1.59) \times 22.68 =$	40.82	SQ.M.	
07)	$0.50 \times 2.01 \times 107.858 =$	108.40	SQ.M.	
08)	$0.50 \times 2.40 \times 97.147 =$	116.58	SQ.M.	
09)	$0.50(2.33+2.75) \times 9.28 =$	23.57	SQ.M.	
Total Area =				400.86 SQ.M.